

**MINUTES**  
**W.T. 100 BOARD OF DIRECTORS MEETING**  
**THURSDAY, JUNE 13, 2013**  
**CARD ROOM / 7:00 P.M.**

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IN ACCORDANCE TO OUR DOCUMENTS AND HAVING DULY POSTED NOTICE OF A BOARD OF DIRECTORS MEETING, MEETING CALLED TO ORDER AT 7:00 P.M. ROLL CALL TAKEN AND NORMAN PESELEV, SUSAN FEUERSTEIN, SLAVA BUTLER, GERARDO MANZI, GENNADI SEDIKOV AND AARON ALTHEIM WERE IN ATTENDANCE. DIANE COHEN WAS NOT PRESENT. A QUORUM WAS DECLARED AND MEETING COMMENCED.

NORMAN PESELEV MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF FEBRUARY 21, 2013. SECONDED BY AARON ALTHEIM AND MOTION UNANIMOUSLY APPROVED. NORMAN MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF FEBRUARY 21, 2013, SECONDED BY SLAVA BUTLER AND UNANIMOUSLY APPROVED.

NORMAN PESELEV GAVE THE TREASURER'S FINANCIAL REPORT. GERARDO MANZI MADE A MOTION TO APPROVE THE TREASURER'S REPORT. SECONDED BY SLAVA BUTLER. APPROVED UNANIMOUSLY.

OPERATING ACCOUNT: \$471,230.00  
SECURITY DEPOSIT ACCOUNT: \$90,975  
ASSESSMENT ACCOUNT: \$131,200.00

NORMAN MADE A MOTION TO VOTE TO APPROVE THE FINANCIAL REPORT. SECONDED BY GENNADY SEDIKOV. UNANIMOUSLY APPROVED.

INFORMATION ON UPCOMING PROJECTS GIVEN BY NORMAN PESELEV:

AUDITORIUM: THREE SEWAGE PIPES BROKE. WE ARE WAITING FOR INSURANCE TO GIVE US THE MONEY TO FIX THEM AND RENOVATE EVERYTHING AT THE SAME TIME: FLOOR, CEILING, WALL, KITCHEN. WE ARE PLANNING TO MAKE A MOVIE THEATER IN THE AUDITORIUM AND HAVE MOVIE NIGHTS FOR THE RESIDENTS. WE HAVE ARCHITECTS HELPING US WITH THE DESIGN.

ROOF: WE HAVE HAD LEAKS FROM THE ROOF FOR A LONG TIME. EVENTUALLY WE WILL HAVE TO REPLACE THE ROOF BUT FOR THE TIME BEING OUR OWN MEN MANAGE TO FIND THE LEAKS AND REPAIR THEM. LEAKS ONLY HAPPEN WHEN WE HAVE HEAVY RAIN.

GAME ROOM AND GYM: WE ARE GOING TO BUY NEW GAMES, REPLACE OLD GYM EQUIPMENT AND GET A NEW POOL TABLE.

LOBBY: WE ARE WORKING ON PLANS WITH DESIGNERS & ARCHITECTS TO IMPROVE OUR LOBBY.

PREPARATION FOR HURRICANE SEASON: WE FIXED OUR GENERATOR, REPLACED ALL THE BATTERIES, WE GOT ALL OUR ELEVATORS WORKING, WE HAVE WATER SUPPLIES, WE HAVE FLASHLIGHTS, WE REPAIRED ALL THE LOCKS. WHEN A HURRICANE IS PREPARING, WE WILL ANNOUNCE TO EVERYBODY TO REMOVE ITEMS ON THEIR BALCONY.

FOURTH OF JULY PREPARATION: WE WILL HAVE A BBQ FOR THE RESIDENTS AND THEIR GUESTS. WE WILL HAVE MUSIC. VOLUNTEERS TO HELP. IT WILL TAKE PLACE OUTSIDE ON OUR POOL DECK. WE MAY ASK FOR A SMALL CONTRIBUTION INSTEAD OF SELLING TICKETS FOR FOOD, WE WILL TRY TO GET SOME SPONSORS TO HELP.

NORMAN MADE A MOTION TO ADJOURN THE MEETING. UNANIMOUSLY APPROVED.

RESPECTFULLY SUBMITTED,

NORMAN PESELEV, PRESIDENT OF THE BOARD  
WINSTON TOWERS 100 ASSOCIATION, INC.

A handwritten signature in blue ink, appearing to read "Norm Peselev", is written over the typed name. The signature is fluid and cursive, with a long horizontal stroke extending to the right.